



Neptune Township ~ Zoning Board
Special Hearing Minutes
Wednesday September 18, 2013 at 7:30 PM
Summerfield Elementary School - Gymnasium
1 Summerfield Lane
Neptune, NJ 07753

ATTENDANCE:

Present: Roger Eichenour, Barbara Bascom, William Frantz, James Gilligan, Dianna Harris, Thomas Healy, Clifford Johnson, Joe Sears, Cynthia Suarez, Monica Kowalski, Esq. – Board Attorney, Matt Shafai - Board Engineer, Jennifer Beahm - Board Planner, and State Shorthand Reporting.

Absent: Paul Dunlap and David Fernicola

OPENING:

Meeting called to order by Roger Eichenour at 7:35 PM. Mr. Eichenour advised the public of the fire exits and how the meeting will proceed.

RESOLUTIONS:

- a. **None.**

EXECUTIVE SESSION: 7:40 PM – 8:00 PM – Board returns and all Members present.

DISCUSSIONS:

ZB12/21 & ZB13/14 (Use Variance, Preliminary Major Site Plan, & Minor Subdivision) – Hovsons, Inc. (Victoria Gardens) – Hovchild Blvd – Block 1500, Lots 1, 2, 5, 20, 21, & 22 (312 apartment units & restaurant/retail building) Represented by Jennifer S. Krimko, Esq. (*The Applicant has amended the application of Use Variance to now include Preliminary Site Plan and Minor Subdivision*)

Mr. Gasiorowski requested to review copies of Public Notice.

Exhibit A-12 – Brian Murphy, PE’s Curriculum Vitae - entered into evidence

Brian Murphy, PE provided further testimony with regard to the project.

Stormwater runoff will be reduced from its current condition.

Board Engineer and Board Planner’s reviews were discussed and addressed item by item.

Agreement to revise plans to comply.

There will be three (3) phases and lots will be consolidated accordingly by deed.

****At 9:30 PM the Board takes a short recess. At 9:45 PM the Board returns and all Members are again present****

Meeting opened to public for questions of Mr. Murphy with regard to his testimony.

Ms. Kuhne had questions regarding the proposed buffer.

Mike Cuzzano of 27 Maplecrest presented questions.

Ms. Krimko requests for a brief Legal Caucus with Ms. Kowalski. They return.

Mr. Longo – holding questions until Engineering testimony is completed due to possible conflict since he is a member of the Environmental/Shade Tree Commission.

Ms. Gasiorowski recaps the testimony of the Mr. Murphy.

****The Board and Applicant agree to grant an additional Special Meeting for the application to be held on November 13, 2013 in the Municipal Building, Township Meeting Room, 2nd floor, 25 Neptune Boulevard at 7:30 PM.****

ADJOURNMENT:

A motion was made by Thomas Healy and seconded by William Frantz to adjourn at 10:32 PM. The next scheduled hearing will be a Regular Meeting of the Zoning Board of Adjustment to be held on October 2, 2013 at 7:30 PM. All in favor.

Minutes submitted by Kristie Armour, Secretary.